

State of South Carolina  
County of GREENVILLE  
Words Used In This Document

OCT 15 10 21 PH '82 Mortgage  
CO. S. C.  
TANKERSLEY  
R.M.C.

DOCUMENTARY STAMP  
OCT 15 82 TAX \$ 12.00

- October 2, 1982
- (A) Mortgage—This document, which is dated \_\_\_\_\_, 1982, will be called the "Mortgage".
- (B) Mortgagor— Donald R. Trammell will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.
- Lender's address is P. O. Box 969, Greenville, South Carolina 29602
- (D) Note—The note, note agreement, or loan agreement signed by Donald R. Trammell and dated October 2, 1982, will be called the "Note". The Note shows that I have promised to pay Lender
- 30,000.00 Dollars plus finance charges or interest at the rate of 14.50 % per year
- \_\_\_\_\_ Dollars plus a finance charge of \_\_\_\_\_ Dollars
- which I have promised to pay in full by \_\_\_\_\_
- If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.
- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

### My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other promises and agreements under the Note and/or this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

### Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in GREENVILLE \_\_\_\_\_ County and has the following legal description:

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as 3.0 acres on a plat entitled "Property of Donald R. Trammell", dated June 11, 1975, prepared by Freeland & Associates, RLS, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Roper Mountain Road at the joint front corner with property now or formerly belonging to Eva H. Jones and running thence with the center line of Roper Mountain Road, S.48-17 E. 257 feet to a nail and cap in the intersection of Roper Mountain Road with Feaster Road; thence following the curved center line of Feaster Road, the traverse of which is as follows: S.04-33 W. 300 feet to a nail and cap; thence S.18-06 W. 313.4 feet to a nail and cap in the center of Feaster Road near the intersection of Rocky Creek Road with Feaster Road; thence along the common line with property now or formerly belonging to S. O. Bagwell, and along the center line of a gravel drive, N.25-00 W. 533 feet to an old iron pin at the corner of property now or formerly belonging to Eva H. Jones; thence with the joint line of said Jones property, N.38-30 E. 236 feet to the point of beginning.

LESS, HOWEVER, ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown on a plat entitled "Property of Donald R. Trammell", prepared by Clifford C. Jones, RLS, dated April 10, 1981, and recorded in the RMC Office for Greenville County in Plat Book 8-Y at Page 39 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description. This property is specifically excluded from this mortgage.

\*OVER-

The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage.

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